target and objectives by 2001 A.D. which is to act as the target year; and

(c) if so, the details thereof and the reasons for the inordinate delay with justification in activity the targets?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P.K. THUNGON): (a) and (b) The Regional Plan-2001 for NCR has the twin objectives of reducing the population pressure on the Capital City viz. Delhi and achieving a balanced and harmonised development of the entire region. In order to fulfil there objectives, NCR Planning Board has adopted a multi-sectoral development strategy involving the integrated development of new townshirs alongside the identified priority Towns in the NCR Sub-regions of Haryana, Rajasthan and Uttar Pradesh. These townships, with the support of higher infrastructural facilities of efficient transportation, faster communication network and adequate social amentities and facilities, are expected to give rapid economic momentum and generate abundant employment opportunities. The development of these townships will also pave the way for absorbing Delhi-bound potential migrants and reducing the pressure on Delhi. The strategy is backed up through a well-articulated investment programme in the 8th Five Year Plan consisting of Rs. 1967 crores in the State Sector and Rs. 1846 crores in the Central Sector. While the State Sector programmes consist mainly of land acquisition and development, those under the Central Sector include items like improvement of railway network, expansion and upgradation of road network and construction of expressways fast telecommunication facilities and transmission and destribution of energy. The investment efforts are expected to facilities the implementation of Regional Plan policies within the stipulalted timeframe.

(c) The allocation of requisite resources has been a constraint. However, in the 8th Five Year Plan, the NCR planning Board has an approved outlay of Rs. 200 crores as Central share in the State Sector on a matching basis which is a considerable step up compared to Rs. 35 crores in the 7th Five Year Plan.

Prices of Flats Charged by DDA and Group Housing Societies

1853. SHRI O. P. KOHLI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the prices charged from a member of the group housing society of a flat is much has than charged by the DDA;

(b) if so, whether a comparable price of a comparable flat of the co-operative housing society and of the Delhi Development Authority be laid on the table of the House;

(c) the steps taken by DDA to provide the comparable flat at comparable prices; and

(d) if not, the reasons thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) and (b) DDA has reported that it has no information about the prices of various types of flats charged by the Group Housing Society. It is, therefore, not possible to draw any comparison between the cost of flats constructed by Group Housing Societies and those constructed by DDA. However, the cost of Janta, LIG, MIG and SFS flats at present are approximately as under:

Janta . .	Rs. 1.53 lacs (approx.)
LIG (M/storeyed).	Rs. 3.00 lacs to Rs. 3.50 lacs.
MIG (M/storeyed) .	Rs. 5.50 lacs to Rs. 6.00 lacs.
SFS —Category II .	Rs. 5.84 lacs.
Category III	Rs. 8.11 lacs.

(c) and (d) DDA has taken the following steps to contain the cost of its flats:

(i). The interest on capital investment, which was being charged for 20 months, has been reduced to 15 months for flats upto double storeys and 18 months for flats beyond double storeys.

(ii). One-time discount has been introduced for flats in far-flung/out lying areas (like Narela and Rohini Ph.-III) at the rate of Rs. 100 per sq. metre of the plinth area of the flats.

(iii) It has been decided to allocate flats at 50 per cent stage of construction, on account of which the land rate will stand frozen and the allottee will be able to arrange payment over a period spread over roughly two years. The allottee will be required to pay interest for 12 months only.

(iv) rationalisation of specifications.

(v) Optimisation of density/FAR use.

(vi) Better materials and stock inventory management.

(vii) Interest rate being charged @ 17 per cent has been dispensed reduced to 14.75 per cent p.a. on capital invested during construction of the flats w.e.f. 1-11-94 at par with NHL landing rate.

(viii) In respect of flats, EWS charges being levied @5.5 per cent have been dispensed with and to provide relief to upper storey flat floor equalisation charges have been introduced. 4.5 per sq. mt. for Ground Floor is to be added by giving discount of 1 per cent, 1.5 per cent and 2 per cent for 1st, 2nd and 3rd floor respectively.

Shifting of Public Sector Units and Government Offices out of Delhi

1854. SHRI O. P. KOHLI:

SHRI KRISHAN LAL SHARMA:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Unstarred Question 1649 given in the Rajya Sabha on the 16th December, 1994 and state:

(a) whether at the stated rate and pace Delhi will be ever decongested; and

(b) if not, the concrete steps taken to shift Government and Public Sector Offices out of Delhi without delay to ease the blasting situation in the capital?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) and (b) As a facilitative step for the speedy shifting of these offices, the NCR Planning Board has collected details of the availabililty of institutional land, built-up spaces and their prices in the NCR towns, for ready purchase by these PSUs and given this information to the concerned agencies. As a further step the area development authorities/local bodies of NCR towns are also now liaising with the identified PSUs offering them a package of facilities, including institutional land, developed housing plots both on individual and group (cooperative) basis, and various support infrastructure of hospitals, schools and Recreational centres to attract the offices of the PSUs to their towns. These steps are expected to yeild the desired results.

So, far as the question of shifting of Govt. offices out of Delhi is concerned, this Ministry is making vigorous efforts.